144.0	0010	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	733,700 / 733,700
					USE VALUE:	733,700 / 733,700
					ASSESSED:	733,700 / 733,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERGIN VIRGINIA A
Owner 2:	
Owner 3:	
Street 1:	80 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CLEVELAND CATHERINE/LIFE ES -
Owner 2:	C/O CATHERINE GIBSON -
Street 1:	459 MALDEN STREET
Twn/City:	REVERE
St/Prov:	MA Cntry:
Postal:	02151

NARRATIVE DESCRIPTION

This parcel contains 5,236 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1158 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5236.000	272,000		461,700	733,700
Total Card	0.120	272,000		461,700	733,700
Total Parcel	0.120	272,000		461,700	733,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 633.59 | /Parcel: 633.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0010-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	272,000	0	5,236.	461,700	733,700	733,700	Year End Roll	12/18/2019
2019	101	FV	231,900	0	5,236.	432,800	664,700	664,700	Year End Roll	1/3/2019
2018	101	FV	231,400	0	5,236.	357,800	589,200	589,200	Year End Roll	12/20/2017
2017	101	FV	231,400	0	5,236.	328,900	560,300	560,300	Year End Roll	1/3/2017
2016	101	FV	231,400	0	5,236.	300,100	531,500	531,500	Year End	1/4/2016
2015	101	FV	219,100	0	5,236.	294,300	513,400	513,400	Year End Roll	12/11/2014
2014	101	FV	219,100	0	5,236.	273,500	492,600	492,600	Year End Roll	12/16/2013
2013	101	FV	219,100	0	5,236.	260,300	479,400	479,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11303

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLEVELAND CATHE	32508-481		3/16/2001		235,000	No	No		
CLEVELAND CATHE	30809-222		10/29/1999	Convenience	1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2011	740	Re-Roof	4,750					
7/18/2001	485	Addition	12,000	O				CHANGE DECK TO ROO
3/16/2001	142	Redo Kit	20,000	C				REMODEL KITCHEN/BA

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
3/18/2009	Inspected	189	PATRIOT
1/26/2009	Measured	336	PATRIOT
3/1/2005	OWNR INFO	BR	B Rossignol
11/18/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 94748
GIS Ref:
GIS Ref:
Insp Date: 10/01/18

!11303!

PRINT

Date	Time
12/11/20	01:29:19

LAST REV

Date	Time
10/15/18	10:53:56
apro	

USER DEFINED

Prior Id # 1:	94748
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5236		Sq. Ft.	Site		0	80.	1.10	9									461,664						461,700	

Total AC/HA: 0.12020 | Total SF/SM: 5236 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 461,664 | Spl Credit | Total: 461,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	89250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334141
Depreciation:	62150
Depreciated Total:	271991

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

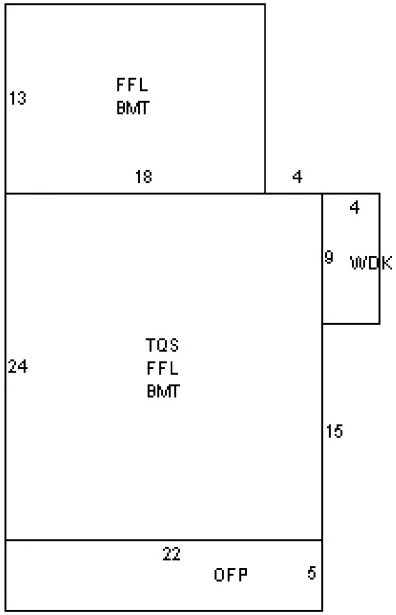
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	131.66
Final Total:	272000	Val/Su SzAd	234.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	762	52.120	39,714
FFL	First Floor	762	173.730	132,380
TQS	3/4 Story	396	173.730	68,796
OFP	Open Porch	110	31.180	3,430
WDK	Deck	36	15.840	570
	Net Sketched Area:	2,066	Total:	244,890
Size Ad	1158	Gross Are	2198	FinArea 1158

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

144.0-0010-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	